

Lamorinda OUR HOMES

Lamorinda Weekly Volume 05 Issue 16 Wednesday, October 12, 2011



Local Home Brewers Ready to Raise a Glass to Oktoberfest

By Cathy Tyson

Part art, part science, definitely a consuming and consumable hobby – Troy Feddersen and Mike Bernhardt are ready to celebrate Oktoberfest. With only four ingredients - malt, hops, yeast and water – that can be combined to produce an almost infinite variety of flavors, these gentlemen have found that making beer is a hobby they can sink their teeth into.

Lafayette resident, experienced brewer and local realtor Troy Feddersen started making beer at age eighteen with friends. He's come a long way from the simple brewing techniques of his younger years, expanding his knowledge and equipment collection. "There's a definite progression," he said, from extract brewing where the beer is ready to be enjoyed in two weeks to all-grain brewing. His advice: "The secret to excellent beer is good temperature control and lots of happy yeast. Anyone can learn to make their own good beer. It just requires paying attention to your recipe, process, and proper sanitation."

Why beer? "Quite simply, it's fun to make beer that I like, and to share it with others. It's like asking a chef what they like about cooking. A chef probably enjoys good food and enjoys their work in the kitchen, but what a chef is really about is sharing what they create with someone else. One of the best things about the DOZE beer club is becoming friends with other homebrewers, and everyone sharing their beer."

Along with fellow Diablo Order of Zymiracle Enthusiasts, or DOZE members, Feddersen participated in the Lafayette Park Hotel's first ever "Parktoberfest" recently. The group gets together once a month to discuss beer and brewing techniques, plan events and organize pub crawls. Feddersen estimates that a large percent of DOZE members are "certified judges" having passed the official Beer Judge Certification Program. "It's a very difficult exam to pass, much harder than my real estate license exam," he notes. At Parktoberfest he was proudly pouring a delicious German Hefeweizen, creamy head, medium body with a mind-boggling slight banana and clove finish.

...continued on page D4



Troy Feddersen helps himself to a refreshing beer from his customized garage refrigerator.

Photo Doug Kohen

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Ideally located at the end of the court and down a long driveway, this 5+ bdrm, 3 bath, two level home, offers a courtyard, views and lots of potential. Enjoy a living room with vaulted beamed ceiling and large windows, kitchen with nook and granite, formal dining, new carpet, some hardwood flooring, recessed lighting, and great grounds! **Offered at \$825,000**

MORAGA COUNTRY CLUB ~ NOT ON MARKET ~ IDEAL CORNER LOT



Beautiful views, charming front courtyard, appx. 3424 sf of living space, vaulted ceilings, 4 bedrooms, 2 1/2 baths, new stainless steel appliances, 3 fireplaces, dual pane windows, new furnace, paint and carpet. Master suite with Jacuzzi tub and private viewing deck. Enjoy golf, tennis, and the new club house and pool! **Offered at \$855,000**



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Lamorinda Home Sales recorded

City	Last reported:	LOWEST AMOUNT:	HIGHEST AMOUNT:
LAFAYETTE	8	\$798,000	\$1,400,000
MORAGA	5	\$295,000	\$901,000
ORINDA	9	\$625,000	\$2,350,000

Home sales are compiled by Cal REsource, an Oakland real estate information company. Sale prices are computed from the county transfer tax information shown on the deeds that record at close of escrow and are published five to eight weeks after such recording. This information is obtained from public county records and is provided to us by California REsource. Neither Cal REsource nor this publication are liable for errors or omissions.

LAFAYETTE

- 3019 Bradbury Drive, \$1,400,000, 4 Bdrms, 3863 SqFt, 1978 YrBl, 9-2-11; Previous Sale: \$475,000, 01-19-90
- 900 Camino Del Rio, \$1,150,000, 4 Bdrms, 2345 SqFt, 1962 YrBl, 9-2-11; Previous Sale: \$740,000, 11-14-03
- 395 Castello Road, \$1,250,000, 3 Bdrms, 1371 SqFt, 1954 YrBl, 9-7-11; Previous Sale: \$585,000, 10-14-10
- 30 Crest Road, \$935,000, 3 Bdrms, 2396 SqFt, 1960 YrBl, 9-13-11; Previous Sale: \$880,000, 10-30-09
- 31 Crest Road, \$915,000, 5 Bdrms, 3152 SqFt, 1981 YrBl, 9-7-11; Previous Sale: \$599,000, 01-29-99
- 3474 Hamlin Road, \$917,000, 3 Bdrms, 1907 SqFt, 1947 YrBl, 9-7-11; Previous Sale: \$690,000, 04-05-02
- 617 Huntleigh Drive, \$798,000, 4 Bdrms, 2011 SqFt, 1960 YrBl, 9-2-11; Previous Sale: \$695,000, 09-14-01
- 8 Spruce Lane, \$1,080,000, 4 Bdrms, 2534 SqFt, 1966 YrBl, 9-14-1

MORAGA

- 944 Augusta Drive, \$720,000, 3 Bdrms, 2680 SqFt, 1988 YrBl, 9-2-11
- 923 Camino Ricardo, \$901,000, 4 Bdrms, 2478 SqFt, 1967 YrBl, 9-14-11
- 651 Moraga Road #11, \$295,000, 3 Bdrms, 1418 SqFt, 1962 YrBl, 9-9-11; Previous Sale: \$325,000, 02-13-04
- 25 Ross Drive, \$850,000, 4 Bdrms, 1979 SqFt, 1968 YrBl, 9-1-11; Previous Sale: \$48,500, 08-05-71
- 102 Sanders Ranch Road, \$899,000, 3 Bdrms, 2879 SqFt, 1988 YrBl, 9-8-11; Previous Sale: \$430,000, 08-31-94

ORINDA

- 44 Calvin Drive, \$1,185,000, 4 Bdrms, 2451 SqFt, 1965 YrBl, 9-7-11; Previous Sale: \$437,500, 08-15-91
- 5 Charles Hill Place, \$1,050,000, 3 Bdrms, 2145 SqFt, 1915 YrBl, 9-14-11; Previous Sale: \$775,000, 02-15-06
- 323 La Espiral, \$995,000, 4 Bdrms, 2083 SqFt, 1952 YrBl, 9-1-11; Previous Sale: \$595,000, 10-23-98
- 18 La Vuelta, \$1,500,000, 4 Bdrms, 4110 SqFt, 1939 YrBl, 9-13-11; Previous Sale: \$547,000, 12-30-86
- 8 Monterey Terrace, \$1,630,000, 4 Bdrms, 4162 SqFt, 1991 YrBl, 9-8-11; Previous Sale: \$849,500, 08-30-96
- 129 Spring Road, \$633,000, 3 Bdrms, 1252 SqFt, 1967 YrBl, 9-9-11; Previous Sale: \$340,000, 08-06-99
- 17 Tarabrook Drive, \$625,000, 3 Bdrms, 1544 SqFt, 1961 YrBl, 9-2-11
- 83 Tiger Tail Court, \$2,350,000, 3 Bdrms, 4340 SqFt, 2004 YrBl, 9-13-11; Previous Sale: \$2,950,000, 03-16-05
- 524 the Glade, \$886,000, 3 Bdrms, 2127 SqFt, 1985 YrBl, 9-14-11; Previous Sale: \$569,000, 07-15-97

Lamorinda Foreclosures recorded

LAFAYETTE

- Pine Lane, 94549, Aurora Loan Services, 09-13-11, \$1,513,815, 4966 sf, 5 bd
- Condit Road, 94549, Bank of New York, 09-06-11, \$810,000, 3277 sf, 4 bd



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Put a Ring on It

by Andi Peterson Brown

The early taste of winter weather that we had last week got me to thinking. And not about cozy nights in front of the fireplace or steaming mugs of hot chocolate. As a Realtor, it's hard for me to get anything house-related off my mind, and so as I sat at my desk and watched the rain come down, the first thing I thought of was...deferred maintenance. Yes, I see a little rain and I immediately think about clogged gutters, missing flashing, leaking pipes—you name it.

And it got me to thinking about a good friend of mine who shared with me a recent experience. A few years ago he discovered that one of the toilets in his home had been installed incorrectly and was missing a wax ring to prevent water from leaking between the toilet and the drain pipe. He had every intention of fixing it, but then life got in the way, the bathroom was seldom used, and it became out of sight and out of mind. "All of a sudden" he noticed one day that the floor was uneven and the grout was a rusty red. He called in a contractor who discovered that the entire subfloor beneath the tile was water-damaged, complete with a watermelon-sized rotting hole. And the culprit? That darn missing wax ring.

Needless to say, he is now replacing his entire bathroom. While he is excited about the prospect of updating the 1982 décor, the remodel is going to cost a wee bit more than that five dollar wax ring. The lesson? While it might be time-consuming and somewhat costly to take care of home maintenance issues as they occur, deferring that maintenance will only end up costing more.



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Local Home Brewers

...continued from page D1



Mike Bernhardt with his modified refrigerator Photo Cathy Tyson

Feddersen brews approximately ten to twelve times a year, usually in five gallon batches, which translates to about fifty beers per batch. With his current system, the maximum he can make is ten gallons. He adds, "If I had more time, I would brew more often. Depending on parties or events, I often run out of beer before my next creation is ready."

Look for Feddersen at the Bay Area Craft Beer Festival in Martinez on October 22. He will be pouring his Chocolate Oatmeal Stout, with Guinness-like nitrogen gas. There will be about eight home brewers from DOZE who will have their beverages available to try at their booth, in addition to an expected thirty commercial breweries pouring their beers.

For Mike Bernhardt of Moraga, his love of home brewing started with a brewing kit he received as a birthday present from his wife, Yvonne Lefort, just a couple of years ago. As his interest grew, so did the array of equipment in the garage – now they have a separate stand-alone freezer, a second fridge that has been tricked out with taps in the door, and an outdoor propane powered turkey fryer that has the necessary juice to get the beer cooking and kegs ready for sampling, not to mention a small capping machine and bottle sanitation equipment.

Despite a slightly messy setback on his first batch – an "issue" during fermentation – he's definitely hooked on Zy-murgy. Wife Yvonne says that with a new avocation he goes

in deep and quickly ascends the learning curve. At the very first competition he entered earlier this month, his Vienna Lager won first place in its category at the Oakland Dimond District's Oaktobefest. "I'm trying really hard to keep enough to share with guests" for an Oktoberfest get-together later this month.

When asked if there are any aspects of his day job that help in the beer making process, Bernhardt responded, "I'm a Senior Network Engineer with BART. I'd say that the ability to soak up knowledge, and to analyze and troubleshoot problems probably helps me to keep improving my brewing. There are a surprising number of home brewers who are in IT, at least in the Bay Area. I don't know if that's because of work skills or because they really need beer when they get home."

Like having the latest golf club, the "gadget factor" can be appealing to hobbyists. For Bernhardt, moderation is the key, "I've learned what will make a big difference and balanced that with my commitment and what I'm willing to invest in it."



Boiling a yeast starter

Photo Troy Feddersen

There is also a strong home brewing community that shares gadgets or equipment they've built themselves, which is great for those on a budget. I've built a couple of very useful items with parts from the hardware store." Although he has bottled in the past, and still had a healthy collection of bottles bearing unique names in the garage fridge like Bagpipers Holiday, Ugly Frau and Deadly Squirrel, Bernhardt prefers keeping beer in a keg – it's just easier. He estimates that he makes eight to ten batches per year, at five gallons per batch.

From ancient Egypt, 6,000 years ago, to Lamorinda today, who knew that malting, milling, mashing, lautering, boiling, fermenting and conditioning could taste so darn good – and make successful home brewers the most popular guys in the neighborhood?

To reach the Diablo Order of Zymiracle Enthusiasts, go to <http://clubdoze.com>. For more information on the Beer Judge Certification Program, go to www.bjcp.org. For more information on the Martinez Craft Beer Festival, go to www.bayareacraftbeerfestival.com.



Never a shortage of home brew in the Feddersen fridge, hoses are attached to taps on the exterior. Photo Troy Feddersen

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RE/Max Accord is happy to announce that I. Bruce Maxon has joined their Lafayette office.

Bruce will be Sales Manager and selling homes for his clients of 34 years. Bruce has experience in commercial, residential and real estate management. He started in Orinda with Grubb and Ellis and Coldwell Banker. Bruce was one of the original founders of Village Associates Real Estate in Orinda and was there for the past 11 years. Bruce and his wife, Debbie, raised their family in Moraga for 25 years before moving to Danville. Bruce is looking forward to the international exposure that RE/Max provides and working with the agents in the Lafayette office, "This is my 4th real estate cycle and it is an exciting and challenging time to be in Real Estate."



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REAL ESTATE. REAL PEOPLE.



The Real Estate Quarter in Review

By Conrad Bassett, CRP, GMS

The third quarter of 2011 again showed consistent activity on the residential side of Lamorinda real estate.

Per Contra Costa Association of Realtors statistics reported from July 1 through September 30, 2011, 76 single-family homes closed in Lafayette which was higher than the 67 that closed in the third quarter of 2010 and down slightly from the 89 that closed in the second quarter. Sales prices ranged from \$445,100 for a bank-owned property to \$2,900,000. The average number of days on market was 46 days versus 67 in the same period for 2010. The average sales price was \$1,071,776, which was almost identical to the second quarter average of \$1,073,771 but well below the \$1,188,628 for the same 90 day period a year ago.

In Moraga, the number of single-family closings was 46 which was up from 34 in the second quarter of 2011 and the 34 in the third quarter of 2010. Prices ranged from \$530,000 to \$1,540,000. The average sale price was \$874,909, down significantly from \$942,082 a year ago. The average marketing time was similar at 35 days on market where a year ago it was 48 days.

In Orinda, the number of single-family closings was up to 47. There were 44 closings in the second quarter of this year and 57 in the third quarter of 2010. Sales prices ranged from \$552,000 to \$2,350,000 with an average price of \$1,055,629. In the third quarter a year ago, the average sales price was \$1,091,208. One sale did not list the sales price. In the second quarter of this year, the average price was \$1,073,694. It took an average of 55 days to expose a home to the market prior to contract and it was 60 days a year ago.

In the second quarter of this year, on an average price per square foot basis, Lafayette detached single-family homes sold at \$416.05 per square foot... almost the same as the \$418 per square foot on 2Q10 and below the \$438 per square foot one year ago. Moraga homes sold for \$381.18 per square foot, down \$7/foot versus a year ago and Orinda was at \$523.77/square foot... way above the \$426 a year ago.

In the condominium/town home category, Lafayette had two closings at \$350,000 and \$415,000; Moraga had 17 ranging from \$185,000 to \$715,000. The two highest sales were in Moraga Country Club and those were the only two sales during the quarter in MCC for attached homes. Orinda had only one—\$680,000 for a property in OrindaWoods.

The seasonal nature of the market is also evident as of the 71 pending sales in the area, 44 have received acceptable offers since September 1. That is an average of just over one per day.

... continued from page D6

As of October 7, 2011, there were 71 homes under contract per the MLS in the three communities combined. The asking prices were from \$119,950 for a Moraga condominium to \$3,450,000 for a single family home in Lafayette. It should be pointed out that there are 13 "Potential Short Sales" that are currently pending and were subject to lender approval. Five of the pending sales are REOs (bank-owned properties.) The number of REOs in Lamorinda has increased significantly, but continues to be very low on a percentage and actual basis when compared to other communities.

The seasonal nature of the market is also evident as of the 71 pending sales in the area, 44 have received acceptable offers since September 1. That is an average of just over one per day.

Inventory, however, continues to fall when looking at the available homes one year ago. In Lafayette there are 84 on the market where in July of this year there were 102. At this same point a year ago there were 114 on the market. In Moraga buyers have their choice of 41 properties, down from 54 homes or condominiums on July 1 of this year and 64 on the market on this date in 2010. Orinda inventory has fallen from 80 available properties in October, 2010 to a current supply of 64 homes.

In total, as of October 7, 2011 there were 189 residences available in the three communities including two in Canyon. Asking prices range from \$139,000 for a short sale condominium in Moraga to \$10,750,000 for a Lafayette property.

As is the case nearly every quarter, the most active price range is in the more "affordable" price ranges. At the high end, six homes sold above \$2,000,000 in the three communities combined, the same as in the second quarter of this year. Five were in Lafayette and one in Orinda. In the same period in 2010, nine homes closed above \$2,000,000 in Lamorinda. There are 18 currently available above this amount—ten in Lafayette, seven in Orinda, and one in Moraga.

Sales to families who are relocating to the Bay Area continue to help keep Lamorinda strong versus other communities. Buyers cite the nice weather, the outstanding schools, the access to BART, and the proximity to employment centers as their top reasons for settling in Lamorinda.



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- 2) Buy a home in Lafayette, Moraga, or Orinda, in a rare buyer's market.
- 3) Sell in the under \$1,000,000 range in Lamorinda, where sales are now improving, and move up to your dream house in a higher price range where the best negotiating opportunities exist.
- 4) Downsize, and sell in Lamorinda, where the market has not dropped as much, then buy a great one-story home at a bargain price in a nice neighborhood where homes have dropped more. Keep a low property tax by transferring it to the new house within Contra Costa County.

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ORINDA

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ORINDA

11 El Verano
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ORINDA

255 La Espiral
Great value in OCC! Classic "Old Orinda" hm completely renovated w/style & charm. 2870 sf, formal liv/din areas, chefs kitchen, 4bd/2.5ba. Ideal setting, privacy, views, vineyard. **Offered at \$997,000**



ORINDA

5 Sunrise Hill Court
Wine country inspired traditional 5bd/3.5ba complete with vineyard! Gated and fenced estate - remodeled - sprawling lawns! www.5sunrisehillct.com **Offered at \$1,475,000**



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ORINDA

29 Brookside Road
Incredible Old Orinda 4400+ sf hm beautifully renovated thruout w/sparkling modern kitchen adj to spacious fam rm, 5bd incl romantic master suite, huge sep playroom. Lovely gardens. **Offered at \$1,795,000**



MORAGA

101 Brookline Street
Detached spacious 2bd/2ba + office in MCC. Wimbledon model, lg bedrooms, vaulted ceilings. Great views from top of the hill. Flat yd in back. Brand new redwood decks. **Offered at \$695,000**



MORAGA

8 Camelford Court
Beautifully remodeled 4bd/2ba ranch hm on lvl cul de sac lot within walking distance to Campo HS. Hdwd flrs, spacious updated eat-in kitchen/family combo. Dual panes, A/C. **Offered at \$885,000**



LAFAYETTE

960 Hawthorne Drive
Trad sgl lvl 3bd/2ba 1377 sf hm in trail neighborhood. Hdwd flrs, Fr doors, wood windows, lovely deck. Flat yard w/lawn & views. Nr K-8 schls, trail, shopping, restaurants & library. **Offered at \$749,000**



LAFAYETTE

3152 Somerset Place
Beautifully updated approx 2258 sf 4bd/2.5ba on cul de sac in desirable Burton Valley. Hdwd flrs, tons of natural light. Bonus rm w/sep entrance & 1/2 bath. Stunning yd with privacy. **Offered at \$930,000**



LAFAYETTE

3272 Woodview
Spacious 4bd/3ba hm on sprawling .37 ac lot w/lv lawns & pool in desirable Burton Valley. Terrific views & privacy. Refinished hdwd flrs, lovely kitchen, huge fam rm. Conv to trail & Bart. **Offered at \$949,000**



LAFAYETTE

2950 Windtree Court
Sprawling remodeled one-story 4bd/2.5ba rancher on flat lot on cul de sac. Close-in location. Charmr - remodeled - great floor plan. www.2950WindtreeCt.com. **Offered at \$1,095,000**



LAFAYETTE

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WALNUT CREEK

2640 Kiowa Court
End of cul de sac 2/3 acre estate property. Classic 2-story hm w/5 bdrms, lg fam rm adjoins kitchen & overlooks incredible pvt parklike yd w/expansive lawn & swimming pool. **Offered at \$929,000**

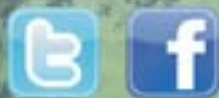
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